176.0	0009	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	639,900 / 639,900
					USE VALUE:	639,900 / 639,900
					ASSESSED:	639,900 / 639,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STREITFIELD MARK L--ETAL
Owner 2:	STREITFIELD FRANCES K
Owner 3:	
Street 1:	22 PECK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1966 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	248,900		391,000	639,900
Total Card	0.106	248,900		391,000	639,900
Total Parcel	0.106	248,900		391,000	639,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.55 | /Parcel: 325.5

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,900	0	4,620.	391,000	639,900	639,900	Year End Roll	12/18/2019
2019	101	FV	209,400	0	4,620.	385,400	594,800	594,800	Year End Roll	1/3/2019
2018	101	FV	209,400	0	4,620.	296,100	505,500	505,500	Year End Roll	12/20/2017
2017	101	FV	209,400	0	4,620.	279,300	488,700	488,700	Year End Roll	1/3/2017
2016	101	FV	209,400	0	4,620.	257,000	466,400	466,400	Year End	1/4/2016
2015	101	FV	194,200	0	4,620.	240,200	434,400	434,400	Year End Roll	12/11/2014
2014	101	FV	190,500	0	4,620.	221,200	411,700	411,700	Year End Roll	12/16/2013
2013	101	FV	190,500	0	4,620.	221,200	411,700	411,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STREITFIELD MAR	24330-9		3/7/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	491	Addition	24,000					
4/4/2014	308	Redo Kit	69,561					
11/14/2007	1048	New Wind	15,143	C				REPL 11 WNDWS &2 E
3/7/2006	149	Re-Roof	6,704	C				
7/24/1992	330	Manual	500	C				REPLACE STEPS

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2015	Meas/Inspect	PC	PHIL C
6/12/2014	Info Fm Prmt	PC	PHIL C
11/11/2008	Meas/Inspect	336	PATRIOT
1/6/2000	Meas/Inspect	243	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Legal Description

User Acct

118991

GIS Ref

GIS Ref

Insp Date

05/25/15

Entered Lot Size

Total Land:

Land Unit Type:

!13824!

PRINT

Date	Time
12/11/20	03:43:29

LAST REV

Date	Time
06/25/15	09:32:02

philc

PAT ACCT. 13824

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00797999
Adj $ / SQ:	142.881
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338150
Depreciation:	89272
Depreciated Total:	248879

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

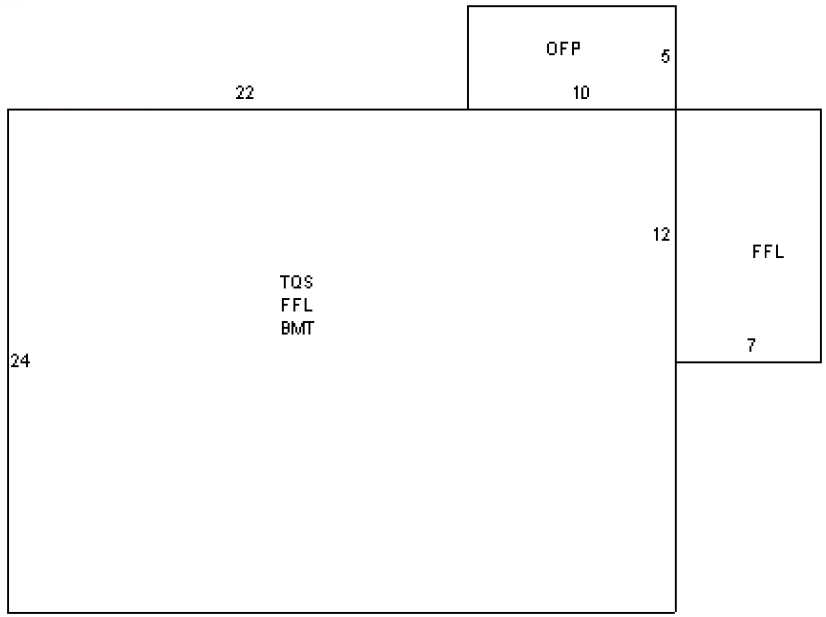
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	142.88
Special Features:	0	Val/Su Net:	110.82
Final Total:	248900	Val/Su SzAd	174.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	852	142.880	121,735
BMT	Basement	768	62.370	47,898
TQS	3/4 Story	576	142.880	82,300
OFP	Open Porch	50	44.350	2,218
	Net Sketched Area:	2,246	Total:	254,151
Size Ad	1428	Gross Are	2438	FinArea 1966

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: